

FINAL

United States Department of the Interior National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Zeppenfeld, August, House
other names/site number Zeppenfeld-Cain House; 081-222-28056

2. Location

street & number 300 West Jefferson Street
city, town Franklin
state Indiana code IN county Johnson code 081 zip code 46131

3. Classification

Ownership of Property: [X] private, [] public-local, [] public-State, [] public-Federal
Category of Property: [X] building(s), [] district, [] site, [] structure, [] object
Number of Resources within Property: Contributing 1, Noncontributing 0 buildings, sites, structures, objects. Total 1.

Name of related multiple property listing: NA
Number of contributing resources previously listed in the National Register: NA

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this [X] nomination [] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [X] meets [] does not meet the National Register criteria. [] See continuation sheet.
Signature of certifying official: [Signature] Date: 11-10-87
State or Federal agency and bureau

In my opinion, the property [] meets [] does not meet the National Register criteria. [] See continuation sheet.
Signature of commenting or other official: _____ Date: _____
State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:
[] entered in the National Register. [] See continuation sheet.
[] determined eligible for the National Register. [] See continuation sheet.
[] determined not eligible for the National Register.
[] removed from the National Register.
[] other, (explain:) _____
Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)
DOMESTIC: single dwelling

Current Functions (enter categories from instructions)
DOMESTIC: single dwelling

7. Description

Architectural Classification
(enter categories from instructions)

LATE VICTORIAN: Italianate

Materials (enter categories from instructions)

foundation BRICK
walls BRICK, WOOD: weatherboard

roof ASPHALT

other

Describe present and historic physical appearance.

The August Zeppenfeld house is located on a corner lot on a major thoroughfare, in a residential district just west of downtown Franklin. The house's low-pitched hipped roof, segmental-arched front door and eight segmental-arched windows, and overhanging eaves supported by decorated brackets make it "one of Johnson County's finest Italianate residences." (source: Indiana Historic Sites and Structures Inventory: Johnson County, page 40).

The house is composed of a c.1872 two-story brick main section (photo 1) and several one-story frame sections. Judging from the proportion, design, and window latches, it is thought that the frame section containing the family room and guest room/study may have been built at the same as the brickhouse. An 1876 bird's eye view shows both. The dining room and reading room additions are thought to date to circa 1910; the garage to circa 1935; and the kitchen addition to the 1960's. There are two floors plus a full basement, ten rooms in total, and two full baths. High ceilings range from 22 feet in part of the stairwell, to 11 feet in the front room, to a minimum of 7½ feet for the gabled ceiling in the baby's bedroom upstairs.

The two-story brick portion of the house is of red brick in a stretcher bond on the first floor front and common bond elsewhere, and is three bays wide and one bay deep. The entrance is in the westernmost bay. All openings are segmentally arched with a single header course, and all have original arched shutters, including the entrance. Windows are four-over-four; storm windows have been added in recent years. The door has a single light that is segmentally arched, with curved corners at the bottom. A segmentally arched transom is above the door. An elongated octagonal, ornamented vent is located above each window in the molded frieze, flanked by paired brackets that mark each bay below the eaves (photo 3). The house rests on a brick foundation and has a stone water table.

Windows on the older frame section are also four-over-four doublehung sash, but are rectangular. Windows in the reading room addition are 8-light casements, whereas the dining room windows are 6/6 doublehung. The older frame section is sheathed in clapboard siding, while the garage is covered in shiplap siding.

The first floor is planned so that rooms open into each other. One enters the house through a large (9'6" x 4'6") segmental-arched doorway with transom into a vestibule (Photo 7). To the left (west) is a winding walnut staircase to the second floor. To the right (east) is one (this one doored) of two entrances (9' x 4') to the front room (parlor) with its striking three 10' x 4' windows and non-functioning fireplace (originally coal-burning) with walnut mantle.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1 Zeppenfeld, August House

Straight ahead (north) is the doorway to the formal dining room. Beautiful walnut woodwork and oak, poplar, and walnut floors are found throughout the house. As one proceeds through the dining room, one notes a large (8'6" x 6'8"), open, east entrance to the family room, which offers, in turn, an additional open entrance (south) to the front room. Continuing east, one observes the doored entrance to the reading room, which also affords another access to the house from the outside.

To the north from the family room is a doored entrance to a guest room which doubles as a study. Retracing one's steps to the dining room, one sees an open entrance to a small hallway from which access can be gained to the downstairs bath (north), the kitchen (west) or the guestroom/study (east) through a second doored entrance. In the kitchen, one can proceed to the laundry room through a north entrance and proceed further north into the attached, one-car garage, or exit the house through sliding glass doors on the west side of the kitchen.

Taking the winding walnut staircase to the second floor, one arrives at a very small landing. The vestibule lies 11' below, and the ceiling is another 11' above. Straight ahead (east) is the master bedroom, while to the south is one entrance to an adjacent bedroom. Proceeding into the large master bedroom (16'6" x 16'6"), one observes three of the 9' x 3'6" arched windows which adorn the brick section (the wood addition being characterized by rectangular windows). Turning to the west, one sees a second entrance to the adjacent bedroom. Turning to the north, there is an entrance to the gabled second story of the wood addition. Entering this area, one observes that this former attic has been redone, with a full bath and a third upstairs bedroom in the 22' x 13' area.

Outside the house, a 200' cedar, specially-designed fence outlines the perimeter of the very large side yard.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

ARCHITECTURE

Period of Significance

1872

Significant Dates

1872

c.1910

c.1935

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The August Zeppenfeld House is one of the foremost examples of the Italianate mode in Johnson County, Indiana.¹ It is also significant because of its stately charm, prominent location in the town of Franklin, and attractive appearance.

The house is included in Hougham's Franklin's One Hundred Year Old Houses and Bergen's Illustrated Historical Atlas of Johnson County, 1820-1900, and is recognized as one of the truly fine structures in the county by The Indiana Historic Sites and Structures Inventory: Johnson County. The rectangular brick house, with its low hipped roof, segmentally arched windows, door and original shutters, and bracketed eaves, is a classic example of the Italianate style. The fine interior stair, woodwork and floors add to the significance of the structure, making it one of the finest examples of the style in Johnson County.

The house was built by August Zeppenfeld (1820-1905), a German emigrant who came with his wife, Friederike (also known as Johannette), to the United States in 1853 and to Franklin, Indiana in 1858. His brother, Ernst (1827-1897), and Ernst's wife, Elizabeth, emigrated to the United States in 1859 and joined August and Friederike in Franklin in 1861. Of note is the fact that Friederike and Elizabeth were not only sisters-in-law, but also sisters.

In 1861, the two brothers established a tannery called alternately "Zeppenfeld and Brother" and then "The Zeppenfeld Brothers' Tannery" located at the crossing of Jefferson Street and the Martinsville Railroad. At the tannery, August and Ernst prepared leather for shoes, boots, saddles, and harnesses. The tannery was in operation for 36 years until 1897, when Ernst died.

On May 16, 1864, August and Ernst bought for \$500 the one-story, four-room, frame house located at the northwest corner of Jefferson Street and Walnut Street, diagonal from the tannery to the southeast. Because of cramped quarters due to two families living together in one residence (August and Friederike had no children, but Ernst and Elizabeth had two--Loui and Jeannette), Ernst and Elizabeth moved out in 1864 to live at the southeast corner of West and Madison Streets. And, in 1872, August built the present two-story brick house.

See continuation sheet

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 2 Zeppenfeld, August House

In 1896 (a year before his death) Ernst bought the Zeppenfeld House from his brother August, and Ernst and Elizabeth moved into the home before departing for summer vacation in Germany. Following Ernst's death in 1897, his son, Loui, and Loui's wife, Arta, bought the Zeppenfeld House and lived there. Loui was employed as a cashier at the Franklin National Bank. Loui's mother, Elizabeth, built a bungalow just north of the Zeppenfeld House, and eventually her daughter, Jeannette (a longtime professor of German and French at Franklin College), lived there with her niece, Vera Ennis.

In 1900, three years after his brother's death, August, the original builder of the Zeppenfeld House, went to Worcester, Massachusetts, to live for a brief time. In 1903, he returned to Franklin for a farewell visit and then returned to his birthplace in Grenzhausen in the Rhineland of Germany. He died there two years later in 1905.

Since its construction, many Franklin families have lived in the Zeppenfeld House, among them the Hunt Family (1898-1918) and the Baxter Family (1936-1972).

¹Indiana Historic Sites and Structures Inventory: Johnson County: Interim Report, page 40.

9. Major Bibliographical References

1. Banta, D. D. A Historical Sketch of Johnson County, Indiana. Chicago: J. H. Beers and Company, 1881. esp. pp. 116-121.
2. Bergen, John V. Illustrated Historical Atlas of Johnson County, Indiana, 1820-1900. The Johnson County Historical Society, 1984.
3. Branigin, Elba L. History of Johnson County, Indiana. Indianapolis: B. F. Brown and Company, Inc., 1913.
4. Hougham, Ruth Trout. Franklin's One Hundred Year Old Houses. The Johnson County Historical Society, 1967.
5. Indiana Historic Sites and Structures Inventory: Johnson County. Indiana Department of Natural Resources, Division of Historic Preservation and Archaeology, August, 1985.

See continuation sheet

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

Indiana Department of Natural Resources, Div. of Historic Preservation

10. Geographical Data

Acreage of property Less than one acre

UTM References

A

1	6	5	8	0	9	1	0	4	3	7	0	3	2	0
Zone		Easting				Northing								

C

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B

Zone		Easting				Northing								

D

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See continuation sheet

Verbal Boundary Description

Beginning at the southeast corner of Lot No. 6; thence north on the east line of Lot No. 6, 84'; thence west 108' to the west line of the east half of Lot No. 7; thence south 84' to the south line of Lot No. 7; thence east on and along the south line of Lots No. 6 and 7, 108' to place of beginning.

See continuation sheet

Boundary Justification

Boundary includes the lot historically associated with the house.

See continuation sheet

11. Form Prepared By

name/title Dr. Clifford C. Cain
 organization N/A date 4/29/87
 street & number 300 West Jefferson Street telephone 317/736-5010 or 736-8441
 city or town Franklin state IN zip code 46131

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 9 Page 3 Zeppenfeld, August House

6. Todd, Nancy H. "Mansions of Another Day." Unpublished manuscript of a talk prepared for the Woman's Study Club of Franklin, Indiana. Franklin-Johnson County Public Library, 1966.

ZEPHENFELD - CAIN HOUSE
FRANKLIN, INDIANA
UTM REFERENCE:
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